

IN RE: PETITION FOR VARIANCE
NW/Corner Belair Road and
Pinedale Drive
(9412 Belair Road)
11th Election District
5th Councilmanic District

Javad Varzandeh, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-448-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 9412 Belair Road, located on the southwest side of its intersection with Pinedale Drive in Perry Hall. The Petition was filed by the owners of the property, Javad Varzandeh and Guity Varzandeh. The Petitioners seek relief from Section 424.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a total sign area of 124 sq.ft. for an existing 8 sq.ft. sign mounted on a 116 sq.ft. wall, in lieu of the maximum permitted 8 sq.ft. sign. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Javad Varzandeh, property owner, his daughter, Anousheh Varzandeh, Khashayar Varzandeh, Paul Lee, Professional Engineer, who prepared the site plan for this property, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioners. Appearing in opposition to the relief requested was Dorothy McMann, a representative of the Perry Hall Improvement Association, and several residents from the surrounding community, all of whom signed the Protestant's Sign In Sheet.

RECEIVED FOR FILING
JUL 11 1997
BALTIMORE COUNTY
ZONING DEPARTMENT

Testimony and evidence offered revealed that the subject property consists of 1.03 acres, more or less, zoned R.O.A., and is improved with a one-story masonry dwelling. This property was the subject of prior Case No. 94-405-XA in which Zoning Commissioner Lawrence E. Schmidt granted the Petitioners a special exception and variance relief to operate a Class B Group Child Care Center on the subject property, subject to certain terms and restrictions, by Order dated June 13, 1994. The Petitioners now come before me seeking relief for an existing identification sign. Testimony indicated that the Petitioners recently contracted with a sign company to install an identification sign, which measures 124 sq.ft. in total sign area. The subject sign consists of a large, hot pink awning with white lettering, which has been mounted on the facade of the building. Photographs submitted into evidence depict the subject sign, which is very noticeable to passers-by, given its hot pink color. The Petitioners testified that it was their understanding that the sign company had obtained a sign permit and that the sign met all requirements. Shortly after the sign was installed, the Petitioners were cited with a zoning violation and were advised to file the instant Petition in order to resolve the matter.

As stated previously, many residents from the surrounding community appeared in staunch opposition to the subject sign. Ms. Dorothy McMann, a representative of the Perry Hall Improvement Association, presented testimony on behalf of herself, and the many citizens who attended the hearing. The cumulative testimony was that this community is opposed to the subject sign, given its large sign and bright color. Ms. McMann is concerned about these R.O.A. zoned properties along Belair Road and wants to see them maintain their residential character and appearance. She indicated that when Commissioner Schmidt granted the special exception and

ORDER RECEIVED FOR FILING

Date 7/1/97

By [Signature]

variance relief in the prior case, it was important that the property remain as residential looking as possible. In her opinion, the construction of this sign and its bold color violates the spirit and intent of Mr. Schmidt's Order and is also detrimental to the surrounding R.O.A. properties.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

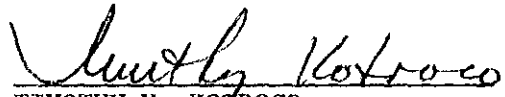
After considering all of the testimony and evidence offered by the Petitioners as well as the Protestants, I am persuaded to deny the variance. The sign is simply too large in scale and too bold in color to be an appropriate sign for this property. Furthermore, it is to be noted that Mr. Schmidt was careful in granting the special exception in the first place, to insure that this property remained as residential in appearance as possible. In my view, the subject sign is contrary to the spirit and intent of Mr. Schmidt's Order and thus, the relief requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of July, 1997 that the Petition for Variance seeking relief from Section 424.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a total sign area of 124 sq.ft. for an existing 8 sq.ft. sign mounted on a 116 sq.ft. wall, in lieu of the maximum permitted 8 sq.ft. sign, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the subject sign shall be removed within forty-five (45) days of the date of this Order; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/11/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 11, 1997

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW/Corner Belair Road and Pinedale Drive
(9412 Belair Road)
11th Election District - 5th Councilmanic District
Javad Varzandeh, et al - Petitioners
Case No. 97-448-A

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Javad Varzandeh
9412 Belair Road, Baltimore, Md. 21236

Ms. Anousheh Varzandeh
8637 Quentin Avenue, Baltimore, Md. 21234

Ms. Dorothy S. McMann, 9513 Dawnvale Road, Baltimore, Md. 21236

People's Counsel; Case Files



RE: PETITION FOR VARIANCE	*	BEFORE THE
9412 Belair Road, Corner of S/S Pinedale	*	ZONING COMMISSIONER
Drive, W/S Belair Road, 11th Election	*	OF BALTIMORE COUNTY
District, 5th Councilmanic	*	CASE NOS. 97-448-A
Javad and Guity Varzandeh		
Petitioners		

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esq., 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

448



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9412 Belair Road, Perry Hall, MD 21236

which is presently zoned

R.O.A.

97-448-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 424.6.A.2 of the BCZR to permit a total sign area of (existing sign 8 sq. feet and proposed wall sign 116 sq. feet) 124 sq. feet in lieu of permitting 8 sq. feet a variance of 116 sq. feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Shape and configuration of the property; and
2. Such other and further reasons as will be presented at the time of the hearing in this matter

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition)

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Javad Varzandeh
(Type or Print Name)

Signature

Signature

Address

Guity Varzandeh
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

Francis X. Borgerding, Jr.

(Type or Print Name)

8637 Quinton Avenue (410) 668-4206

Address

Phone No

Signature

Baltimore

MD

21234

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

409 Wash. Ave., Ste. 600 296-6820

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

Francis X. Borgerding, Jr.

Name

409 Wash. Ave., Ste. 600

296-6820

Address

Phone No.

Towson, MD 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2-3 hr

the following dates

Next Two Months

ALL ☒ OTHER ☐

REVIEWED BY: mzk

DATE 4/15/87



ORDER RECEIVED FOR FILING

Date

By

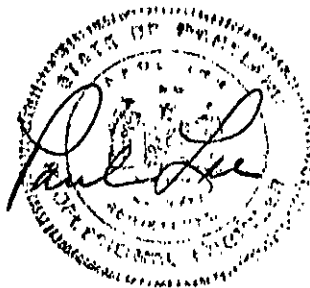
97-448-A

410-821-5941

#9412 BELAIR ROAD

ELECTION DISTRICT 11 BALTIMORE COUNTY, MARYLAND

Containing 1.03 acres of land, more or less.



448

J.O. 94-007

Engineers — Surveyors — Site Planners

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-448-A
9412 Belair Road
corner of SS Fawcett Drive,
W/S Belair Road

11th Election District
5th Councilmanic
Legal Owner(s):

Javed Vazandeh and
Guliy Vazandeh

Variance: to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

Hearing: Thursday, May 22, 1997 at 2:00 p.m. 4th floor hearing room Counts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353

(2) For information concerning the File and/or Hearing Please Call 887-3391

5/045 May 1 C139441

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 1, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 1, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
ISCELLANEOUS RECEIPT

No.

035961

DATE 4/5/97 ACCOUNT 01-615

By: MTK
Inv: 448

AMOUNT \$ 250.00

RECEIVED FROM: Guit, Inc - 9412 Belair Rd.
020 Comm. Var. ——— \$ 250.00

FOR: _____

TRIBUTION
FE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

97-448-A

CASHIER'S VALIDATION

\$250.00

3A91#0015#1CHRC

BA 0009:30A04-15-97

CERTIFICATE OF POSTING

RE: Case # 97-448-A

Petitioner/Developer:
(Javad Varzandeh)
Date of Hearing/Closing:
(May 22, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 9412 Belair Road Baltimore, Maryland 21236 _____

**The sign(s) were posted on _____ May 7, 1997 _____
(Month, Day, Year)**

Sincerely,

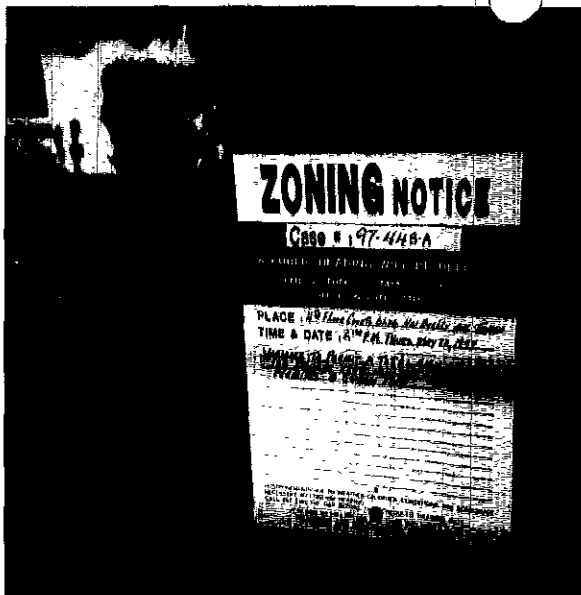

(Signature of Sign Poster & Date)

**_____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**_____ 325 Nicholson Road _____
(Address)**

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8485 _____
(Telephone Number)**



97-448-A

#448

Request for Zoning: Variance Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: to permit a total sign area of 124 sq feet
in lieu of the maximum 8 sq feet

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 448

Petitioner: Javad Varzandeh

Location: 9412 Belair Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Javad Varzandeh

ADDRESS: 8637 Quinton Ave

Balto. Md. 21234

PHONE NUMBER: (410) 668-4206

AJ:ggs

(Revised 09/24/96)

TO: PUTTOXENT PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

Javad Varzandeh
8637 Quinton Avenue
Baltimore, Maryland 21234
410-668-4206

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A
9412 Belair Road
corner of S/S Pinedale Drive, W/S Belair Road
11th Election District - 5th Councilmanic
Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A
9412 Belair Road
corner of S/S Pinedale Drive, W/S Belair Road
11th Election District - 5th Councilmanic
Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Javad Varzandeh and Guity Varzandeh
Francis X. Borgerding, Jr.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 7, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 1997

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No.: 448
Case No.: 97-448-A
Petitioner: Javad Varzandeh, et ux

Dear Mr. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 15, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

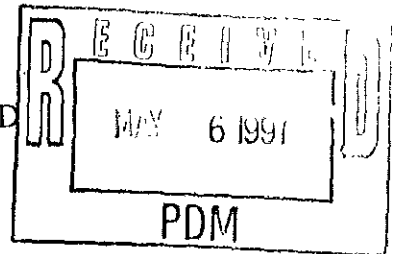
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 5, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 9412 Belair Road

INFORMATION

Item Number: 448

Petitioner: Javad Varzandeh

Zoning: ROA

Requested Action: Variance

Summary of Recommendations:

Based upon a review of the information provided and analysis conducted, staff can find no justification for the relief requested; therefore, this office believes that it will be incumbent upon the applicant to prove the need for the requested variance.

Prepared by:

Jiffy W. Long

Division Chief:

Gary L. Kerns

AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

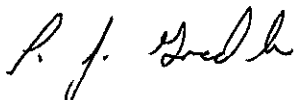
RE: Baltimore County 41-25-97
Item No. 448 MJK

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 5, 1997

FROM: *FWB* Robert W. Bowling, Chief
 Development Plans Review Division

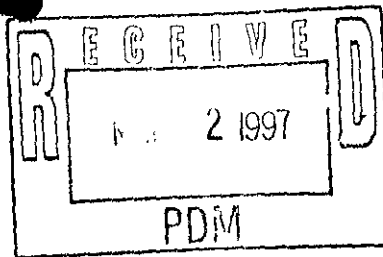
SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item Nos. 443, 444, 445, 446, 447, 448, 451, 455, 457, 458, 459
 and 460

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE505.NOC



April 28, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 445, 446, 447, (448), 449, 450, 451, 452, 457, 458,
459, 460, and 461

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1100F
cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

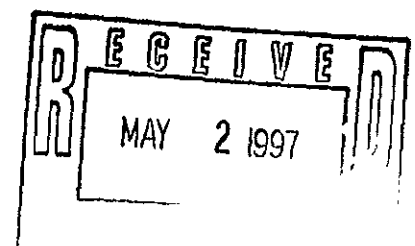
SUBJECT: Zoning Advisory Committee
Meeting Date: April 28, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	443	451	457	458
	445	452	459	
	(448)	454	460	
	449	455	461	
	450	456		

RBS:sp

BRUCE2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

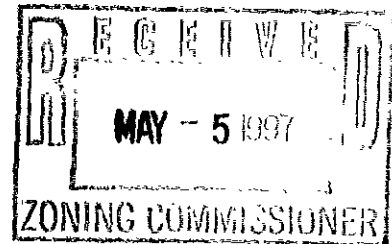
*File
5/22
brz*

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 5, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 9412 Belair Road



INFORMATION

Item Number: 448

Petitioner: Javad Varzandeh

Zoning: ROA

Requested Action: Variance

Summary of Recommendations:

Based upon a review of the information provided and analysis conducted, staff can find no justification for the relief requested; therefore, this office believes that it will be incumbent upon the applicant to prove the need for the requested variance.

Prepared by: *Jeffrey W. Long*

Division Chief: *Gary L. Kerns*

AFK/JL

PETITION PROBLEMS

#440 --- CAM

1. Need title of person signing for legal owner.
2. Folder says area is 54.440 -- 54.440 what???

#443 --- JRF

1. Sign form is incomplete/incorrect.

#448 --- MJK

1. Sign form is incomplete/incorrect.

#450 --- MJK

1. Sign form is incomplete/incorrect.

#452 --- MJK

1. Sign form is incomplete/incorrect.
2. Lessee on petition form does not agree with lessee on plat.
3. No legal owner signature, name, address, or telephone number on petition form.

#453 --- MJK

1. Sign form is incomplete/incorrect.

#455 --- JRA

1. Sign form is incomplete/incorrect.
2. Folder says zoning is BL & ROA; petition says ROA.

#456 --- MJK

1. Sign form is incomplete/incorrect.
2. Parking variance for what??

#457 --- JCM

1. No location description on folder (WCR wrote for agenda).
2. Zoning case number on plat is illegible.

#458 --- JRA

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

#461 --- JCM

1. Plat indicates a contract purchaser; petition does not.



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: April 29, 1997

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - CF
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 448
PETITIONER: Javad and Guity Varzandeh

VIOLATION CASE NO.: C-97-4496

LOCATION OF VIOLATION: 9412 Belair Road
11th Election District

DEFENDANTS: Javad and Guity Varzandeh

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

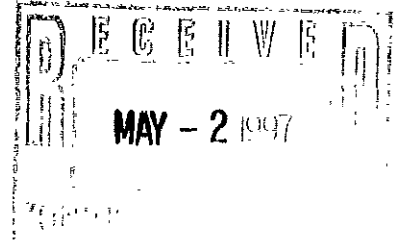
NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/CF/hek

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Lawrence E. Schmidt,
Zoning Commissioner

FROM: Vincent J. Gardina
Councilman, Fifth District

SUBJECT: Sign Variances

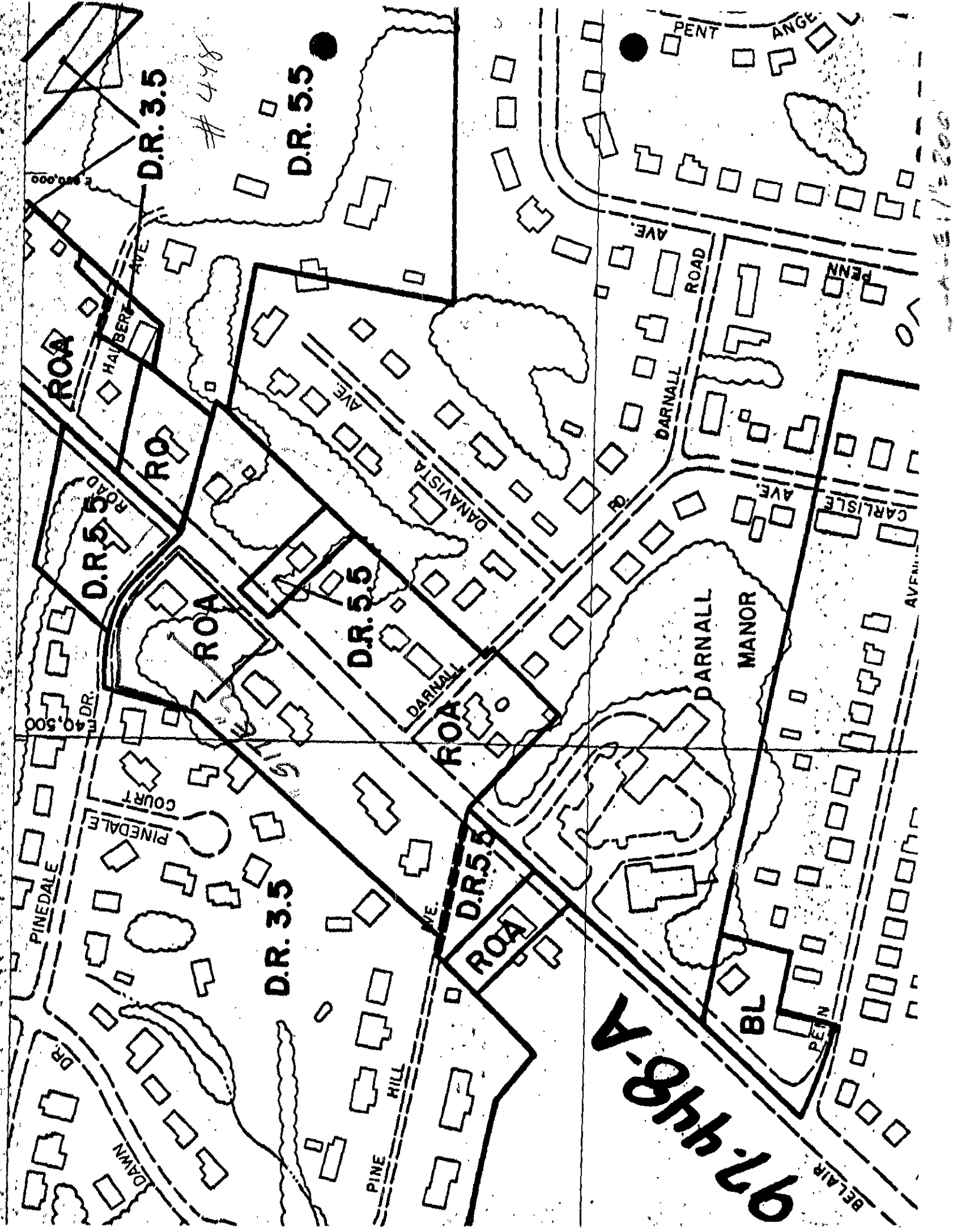
DATE: May 1, 1997

I would like to express my deep concern for the application of sign variances in ROA zones. As you know, when the Council approved the ROA zone, the sign restrictions were meant to keep signs compatible with the surrounding residential community. One case at 9412 Belair Road in Perry Hall (Case 97-448-A) is to request a variance for bright pink illuminated awning sign. This is completely contrary to the intent of the law.

If you have any questions, please contact me.

VJG:mg

cc: Timothy M. Kotrocco ✓



DR. 3.5

DR. 5.5

448

ROA

DR. 5.5

ROA

DR. 5.5

ROA

DR. 5.5

ROA

DR. 3.5

DARNALL MANOR

97448-A

PINEDALE COURT

PINEDALE

DR.

DAWN

PINE HILL

AVE.

ROAD

DARNALL

CARLISLE

AVENUE

BELAIR

PENT

ANGEL

9406 Belair Rd.
Baltimore, Md. 21236



Front View from the center of Belair Rd.



This is the best picture that we could get for the rear of 9406 Belair Rd., due to the amount of trees and the shrubbery in the back yard.

- Paul Lee
- Varzandeh

- Dorothy McMan
Perry Hall

- 1.03 acres of land
- Pinedale + Bel Air Rd
Petitioned for 50X for Day Care
- Existing Sign meets Regulations

- County inspector filed violation - Mr. Lee got involved as a result of the ~~inspection~~^{violation}

- Some of this property has been taken for Bel Air Rd widening

- This sign has already been installed
 - It is a Pink sign - has to do w/ children
Colors used to provide a "Child Motif"
- Owner hired a Sign Co to put up sign - Sign Co.
Did not bother to get a permit in the 1st place

- Lettering is actually 9 Sq. ft - But you must include the support of the sign too

- Sign is Mounted on the house itself

Dorothy

Appeared at Larry's hearing b/c she was concerned about the signage on the prop.

- Sign burns all night
- After Larry's hearing - they should have known better

- Russell's Industries 2409 W. Baltimore St
- was the sign Co.

- ROA - this house no longer looks like a residence

Put sprinkler's in, got all Occupancy permits, +
got all other permits

Varzandeh

- Mother + Father own prop
- Operates for 3 yrs on site
- 30 Children per day
Child Care + Learning CTR
- Master's in Early Childhood Education
- Added landscaping, fencing
- Kids are neighborhood kids

Can't see existing Sign

Dorothy McMan

- Hot Pink, not attractive, Homogeneous understood would remain like a house as w RDA
- Center turn lane being added
- Sign in contravention to Schudt's Order

Robert Grubbs

8406 Piedale Circle

- Nighttime it's a Beacon
- The light bothers people who live across street
- From 300' away sign light up their dining room
- even reflects off of other houses
- Everyone signed - he took Petition around to get neighbors to sign

Richard Andrews

- Library sign is appropriate - its lit + not pink + it tells people where library is
- If you know where you're going - don't need a big sign
- Keep this area residential

George Moprich
~~Mushshak~~
100 Big, Too Cowdy
Go-Go

Sara Pipino

- Turn directly South
- Sign has a detrimental effect

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PAUL LEE
Anousheh Varzandeh
Javad Varzandeh &
KHASHAYAR VARZANDEH

304 W. PENNA AVE 21204
8637 Quentin Ave 21234
9412 Belair Rd. 21236
8637 Quentin Ave.



PROTESTANT(S) SIGN-IN SHEET

ADDRESS

Dorothy S. Mc Mann	9513 Dawnvale Rd 21235
GEORGE W. WILSON	4517 FORGE RD 21128
EDNA H. WILSON	4517 FORGE RD 21128
Sophie Raab	4202 RAAB AVE 21236
MAURICE J. RAAB	4202 RAAB AVE. 21236
GEORGE MOULISEK	4005 PINEDALE DR. 21236
Dorothy J. Shubbe	9406 Pinedale Circle 21236
Beth J. Ruston	4110 Pinedale Dr 21236
Phyllis Kappold	9410 Pinedale Cir. 21236
Helma Kappold	9406 Belair Rd. 21236
Sara Pipino	4203 Fitch Av. 21236
VANNON A. PIPINO	9406 PINEDALE CIRCLE 21236
ROBERT M. GROUBS SR	4203 Fitch Avenue 21236
Rose M. Pipino	9404 Pinedale Circle 21236
Richard N. Andrews	9408 PINEDALE CIR. 21236
WILLIAM YOUNGHANS	

We, the undersigned residents of Perry Hall, are opposed to the 124 square foot neon sign posted at the Little Prince Day Care at 9412 Belair Rd. We feel it has a significantly detrimental effect on both the appearance and value of our community.

NAME

ADDRESS

PHONE

SIGNATURE

Bary Pipino 9406 Belair Rd 410-256-3261 *Bary Pipino*

Sara Pipino 9406 Belair Rd 410-256-3261 *Sara Pipino*

Dorothy V. Humble 9406 Pinedale Cir 410-256-3911

ROBERT W. GLORIA 9406 PINEDALE CIRCLE 410-256-394

Linda R. Gyle, 9400 Pinedale Circle, Baltimore, MD 21236 410-256-8762 *Linda R. Gyle*

Mark R. Gyle 9400 Pinedale Circle Baltimore, MD 21236 410-256-8762

E. Stephen Rountree 4109 Pinedale Dr BALTO. MD. 21236-1530 *E. Stephen Rountree*

William Youngmans 9408 PINEDALE CIR 410-256-5015

Barbara L. Harant 4106 Pinedale Drive 410-599-559 *Barbara L. Harant*

C. Randall Keller 4108 Pinedale Dr. 410-256-5514

Margaret W. Keller 4108 Pinedale Dr. 410-256-5514

John Burton 4110 Pinedale Dr 410-256-3561

Betty Burton 4110 Pinedale Dr 410-256-3561

James 4112 Pinedale 410-256-4488

Jane S. Treadway 9409 Belair Rd 410-256-4937

Lennie Mann 9412 Dana Vista Rd 410-256-3857

Glenn Mann 9412 Dana Vista Rd 410-256-3857

Mary Lombra 9416 Dana Vista Road 410-256-3408

Dorothy T. Lang 9409 Dana Vista Rd 410-256-5178

John A. Lang 9409 Dana Vista Rd 410-256-5178

Jane A. Ruggie 9411 Dana Vista 410-256-5716

Karen M. Lepore 9406 Belair Rd. 410-665-5634 *Karen M. Lepore*

We, the undersigned residents of Perry Hall, are opposed to the 124 square foot neon sign posted at the Little Prince Day Care at 9412 Belair Rd. We feel it has a significantly detrimental effect on both the appearance and value of our community.

NAME

ADDRESS

PHONE

SIGNATURE

Dorothy A. McManis	9513 Dawson Rd.	256-4241	Dorothy A. McManis
George Mopitch	4005 Pinedale Dr.	258-4968	George Mopitch
Maurice and Sophie Raab	4202 Raab Ave.	21236 phone 256-8806	Maurice & Sophie Raab
George & Edna Wilson	4517 Forge Rd.	21128 256-1441	Edna Wilson George Wilson

Pinedale Rd - Day Care Approval
6/13/94
PROTESTANTS
EXHIBIT NO. 2

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE - SW/Corner Belair * ZONING COMMISSIONER
Road and Pinedale Drive * OF BALTIMORE COUNTY
(9412 Belair Road) * Case No. 94-405-XA
11th Election District *
5th Councilmanic District *
Javad Varzandeh, et ux
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance filed by the owners of the property, Javad and Shahrbanou Varzandeh for a Child Care Center on the subject property, known as 9412 Belair Road, located in the Perry Hall area of northeastern Baltimore County. Specifically, the Petitioners seek a special exception for a Class B Group Child Care Center on the subject property, zoned ROA, and a variance from Section 424.7.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 15 feet in lieu of the required average of 25 feet, and a modification of RTA standards, pursuant to Section 1B01.1.B.1.C of the B.C.Z.R. based on the use being compatible to the extent possible. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Javad Varzandeh, property owner, and Paul Lee, Professional Engineer. Appearing as an interested party was Dorothy S. McMann, President of the Perry Hall Improvement Association. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of 1.03 acres, more or less, zoned ROA and is improved with a one-story single family dwelling. The Petitioners are desirous of opening

a Class B Group Child Care Center on the property in accordance with Petitioner's Exhibit 1. Testimony indicated that the proposed Center will be operated by the Petitioners' daughter, Anousheh Varzandeh, who holds a Masters degree in early child care. In addition to Ms. Varzandeh, there will be seven employees who will assist in operating the Center. Testimony indicated the Center will offer day care for up to 40 children between 2 and 6 years of age, Monday through Friday from 6:00 AM to 7:00 PM. The Petitioner testified that there will be no before or after school pick-ups as all of the children will be pre-school age who will be dropped off and picked up by their working parents. Further testimony revealed that there will be no improvements to the property but for the addition of a stockade fence to designate a play area to the rear of the dwelling and the extension of an existing driveway to provide additional parking.

As to the variance relief sought, testimony indicated that the variance from front setback requirements is necessary to legalize the dwelling which has existed on the property for many years. The site plan submitted indicates that the front of the dwelling is oriented towards Pinedale Drive and that the dwelling sits back 15 feet from that roadway. Further testimony indicated that inasmuch as there will be few physical changes to the property, the variance from RTA requirements meets the spirit and intent of the regulations and will not result in any detriment to the surrounding locale.

Reference is made to the proposed 2' x 2' illuminated identification sign for the day car center which is proposed to be located on the northeast corner of the site, adjacent to Belair Road. At the hearing, a question arose concerning the possibility that the sign might be located within the ultimate right-of-way for Belair Road. Paul Lee indicated that

he had investigated the ultimate right-of-way for Belair Road with the State Highway Administration (SHA) and was advised that the right-of-way had not been established. Therefore, the sign can remain where proposed, subject to a condition that it be relocated in the event its location is found to fall within the right-of-way once same has been established.

Ms. Dorothy McMann appeared as an interested party on behalf of the Perry Hall Improvement Association. It is to be noted that Ms. McMann did not voice any opposition to the relief requested, but indicated that she is merely interested in all special exception and variance requests made for properties located in the Perry Hall area.

It is clear that the B.C.Z.R. permits the use proposed in the ROA zone by special exception and that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes

of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use

of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

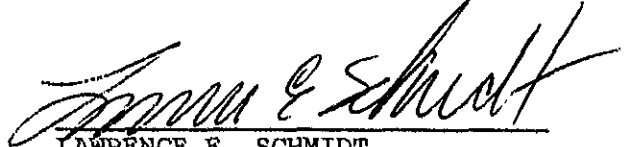
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special exception and variances should be granted.

THEREFORE, ~~IT~~ IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 1994 that the Petition for Special Exception for a Class B Group Child Care Center on the subject property, zoned ROA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special exception granted herein is limited to a Class B Group Child Care Center for a maximum of 40 children, which will operate Monday through Friday, only, from 6:00 AM to 7:00 PM.
- 3) The proposed 2' x 2' illuminated sign shall be extinguished between the hours of 10:00 PM and 6:00 AM.
- 4) In the event the identification sign noted above is located within the ultimate right-of-way, said sign shall be relocated.
- 5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 424.7.B of the Baltimore County Zoning Regulations

(B.C.Z.R.) to permit a front yard setback of 15 feet in lieu of the required average of 25 feet for the existing dwelling, and a modification of RTA standards, pursuant to Section 1B01.1.B.1.C of the B.C.Z.R., based on the use being compatible to the extent possible, be and is hereby GRANTED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Pet 5

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javed Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Frederick J Cowan Jr

Address 5025 Clifford Rd Perry Hall

Comments _____

Name Justin Butler

Address 9504 Perry Hall Blvd. Apt. 104 Perry Hall

Comments The people are wonderful!!

Name DANIELLE COWAN

Address 5025 CLIFFORD RD PERRY HALL

Comments _____

Name _____

Address _____

Comments _____

Name _____

Address _____

Comments _____

Name _____

Address _____

Comments _____

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name

Mr & Mrs Nicholas

Address

9535 DAVEY AV

Comments

the sign is beautiful

Name

Frank Davis

Address

8202 MITWICK RD

Comments

SIGN LOOKS GOOD

Name

Address

Comments

Name

Address

Comments

Name

Address

Comments

Name

Address

Comments

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of 8/8 Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javed Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Rosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name James P. Balton

Address 4223 CHAPEL RD - BALTIMORE

Comments _____

Name Jim J. [Signature]

Address 1743 LOCKED DR B.C.

Comments _____

Name David [Signature]

Address 1 Hazy Lock Ct 21234

Comments _____

Name Chuck [Signature]

Address 4011 Baker La. 21236

Comments _____

Name John J. [Signature]

Address 4023 BAKER LA

Comments _____

Name Albert A. Richter

Address 4314 Falls Park Rd 21128

Comments _____

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javed Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Carol A. Macheckie
Address 9307 Innsbrook Way Balto. 21236
Comments _____

Name Kathleen Kashen
Address 84 whips lane Perry Hall 21236
Comments _____

Name _____
Address _____
Comments _____

Name _____
Address _____
Comments _____

Name _____
Address _____
Comments _____

Name _____
Address _____
Comments _____

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name

JUNE O. JACOBY

June O. Jacoby

Address

3326 BETTERTON CIR

ABINGDON MD 21009

Comments

I THINK THE SIGN LOOKS FINE, THERE IS MORE THINGS TV
WALLY ABOUT THEN SIGN STAY
GET A LIFE

Name

CRISPY HALEY

Address

4909 Kenwood Avenue

BELT MD 21206

Comments

Name

Nancy Henning

Address

1 BASCOM PL Apt 2 Balto MD 21236

Comments

Name

Cindy Holloway

Cindy Holloway

Address

1239 S. Phila Blvd Aberdeen, MD 21001

Comments

Name

Lynn Combs Lynn Combs

Address

3014 Sounding Dr. Edgewood, MD 21040

Comments

Name

John H. Edwards, Jr

John H. Edwards Jr

Address

5323 Hydes Road, Hydes, MD 21082

Comments

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Gulty Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Cassie Lewis
Address 504 Baswick Ct.
Comments Bel air, Md. 21014

Name Darlene Squatrito
Address 8238 Gray Haven Rd 21222
Comments _____

Name Ann Easterling
Address 1862 Eloise Lane Edgewood, Md 21040
Comments _____

Name Kellie Hammer
Address 8520 Rhuddlan Rd. 21236
Comments _____

Name Peggy Homberg
Address 1002-C Magnolia Woods La. 21040
Comments _____

Name _____
Address _____
Comments _____

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Phurum Lynce

Address 3784 Timahoe Cir

Comments sign necessary for business; far away from residences.

Name Sandra Douglass

Address 1826 W. Lombard St.

Comments a business has a right to advertise. it is also very necessary!

Name Patricia L. Kaluane

Address 9205 Remblebrook Rd

Comments makes the center easier to spot-esp. at night!

Name Heinie Holmsley

Address 5 Stone Falls Ct. Perry Hall, MD 21236

Comments sign necessary for business, looks very attractive.

Name Deborah L. Thomas

Address 2015 Mountain Rd

Comments looks bright for kids - A attractive

Name Susan Moscareillo

Address 106 King Charles Circle 21237

Comments sign is necessary & appropriate

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Bonny Benton

Address 3133 Northway Drive

Comments The sign is bright and very visible

Name SHARON ADAMS

Address 8609 COTTINGTON RO. BALTIMORE, MD 21236

Comments THE SIGN HELPS IDENTIFY THE CENTER
MAKING IT VISIBLE ON THE ROAD

Name Chris Maeller

Address 9930 Richlyn Dr

Comments _____

Name Shirley Mignani

Address 10 Cloverwood Ct #201

Comments Balto, MD 21221 I wouldn't have known this place of BUS, was here but I noticed the sign from the road.

Name Tammy McKnight

Address 3700 Timahoe Circle, Balto, MD 21236

Comments The sign is helpful, when I need someone to pick up my son, they have no problem finding the center

Name Lia Barnes

Address 12025 Stone, Bgtr Rd Kingsville, MD 21082

Comments The sign helps people know where the center is at.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Stella Boer

Address 3710 Timahoe Cir Balt MD 21236

Comments I like the sign, it helps me find Little Prince easier from Belair Rd.

Name Angela South

Address 9025 Carlisle Ave. Balto, MD 21236

Comments I don't find the sign unattractive and it will help others find the daycare easier without causing traffic problems.

Name Robin Whalley

Address 34 Cashe II Ct.

Comments I like the sign it brightens the place up + makes it easier to find when it is dark

Name Christa Page

Address 9406 DANA Vista RD 21236

Comments I Love the sign

Name Nicole Rossi

Address 5TC Duntore Place, Balto, MD 21236

Comments I love it! It's cheerful & makes it easier to find Pinedale on a dark AM or PM

Name Kathleen Fullan

Address 71 Haverhill Rd Joppa Md 21085

Comments The sign makes it easier to find and it looks good

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Rosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Nancy L. Upso

Address 8527 Belair Rd.

Comments SIGN HAS NICE CURB APPEAL

Name DAVID NUESTEN

Address 9106 ABAGAIL DR.

Comments _____

Name Lori Hoffman Purkey

Address 99 Cedar chips Court, Balto, Md. 21234

Comments The sign is very attractive.

Name _____

Address _____

Comments _____

Name _____

Address _____

Comments _____

Name _____

Address _____

Comments _____

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Matthew D Allman
Address 44 Lerner Ct. Baltimore MD 21236
Comments Papa Johns, McDonalds, KFC, they have signs on Belair RD?

Name Kit Slafkosky
Address 9412 Pepper Hill Rd. Perry Hall, Md 21138
Comments I like the sign - it is a great marking for the school and my child can easily identify the building.

Name Nick Busch
Address 5116 Clifford Rd
Comments I see nothing wrong with the sign

Name MARTIN OBLE
Address 5216 CASTLESTONE DR BALTO. MD 21237
Comments MAKES FOR EASY LOCATION BY CHILDREN

Name Bill Ostman
Address 4040 Cliffoak Rd
Comments To bad that some people dislike the awning
It is unique in this neighborhood

Name Stacey Del Bene
Address 5 Trumpet Ct. 21236
Comments please keep it

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Christina D. Samuel

Address 9930 Richlyn Dr. Perry Hall, MD 21228

Comments I believe the sign is nice, No trees were cut as a result to the sign. The center looks great.

Name PATRICK LYNCH

Address 3784 TIMAHOE CIR BALT. MD. 21236

Comments I think that the sign looks just fine and fits well with the rest of the center.

Name Craig P. Calawa

Address 8609 Cottleton Rd, 21236

Comments THE SIGN IS FINE

➔ Name Kim Charis

Address 9424 Dawn Drive

Comments I Like The Sign, I Think it looks nice

Name Michele Witherspoon

Address 2 Joppa Wood Ct

Comments the sign is great!!

Name Beth Cleverger

Address 19 Danben Ct Balto MD 21236

Comments I think the sign should stay I have different people to pick up my child and it makes it much easier for them to locate Childcare center. It is done in very good taste and looks great. Thank you

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name NICK & ALICE HORODOWICZ

Address 4114 Pinedale Dr.

Comments For us, the light makes the child care center look better and we like it.

Name Kathy & Steven Floyd

Address 4111 Pinedale Dr.

Comments We like the sign

Name Carla Allred

Address 451 Pembroke Blvd

Comments We like the sign

Name _____

Address _____

Comments _____

Name _____

Address _____

Comments _____

Name _____

Address _____

Comments _____

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javed Varzandeh and Gifty Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Laurie Fleming - Adams
Address 2215 Waterdale Rd Fallston, Md 21047
Comments The sign does not detract from the neighborhood

Name Marcie Ratz
Address 20 Cherry Hill Rd Street and 21034
Comments The sign is great!

Name Mary C. Schumann
Address 55 Cavan Green Balt. MD 21236
Comments _____

Name Lisa Clancy
Address 4309 Winterset Way Balto 21236
Comments The sign is not shabby -- it's very tasteful + attractive. Professional looking.

Name Karen Koss
Address 57C Dunbar Ct
Comments I love it! Keep it -

Name Jane Mignini
Address 9010 Carlisle Ave
Comments Sign looks good!

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-448-A

9412 Belair Road

corner of S/S Pinedale Drive, W/S Belair Road

11th Election District - 5th Councilmanic

Legal Owner(s): Javad Varzandeh and Guity Varzandeh

Variance to permit a total sign area of 124 square feet in lieu of the permitted 8 square feet.

HEARING: THURSDAY, MAY 22, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

I am signing below to show my support and ask that you grant permission for the new sign for Little Prince Child Care & Learning Center to remain in place.

Name Karen Ostman

Address 4040 Cliffvale Rd. 21236

Comments The center is attractive ~~in the~~ ^{with} gardening is refreshing to look at in the center of all the commercial bldgs in the vicinity. The sign is very pleasing to the eye!

Name _____

Address _____

Comments _____

Name Samuel Beall

Address 9414 BELAIR RD; 21236

Comments NO PROBLEMS

Name _____

Address _____

Comments _____

Name _____

Address _____

Comments _____

Name _____

Address _____

Comments _____

Patterson's
Exhibit
-3B & 4A - 4L
photograph
97-448-A

417

✓



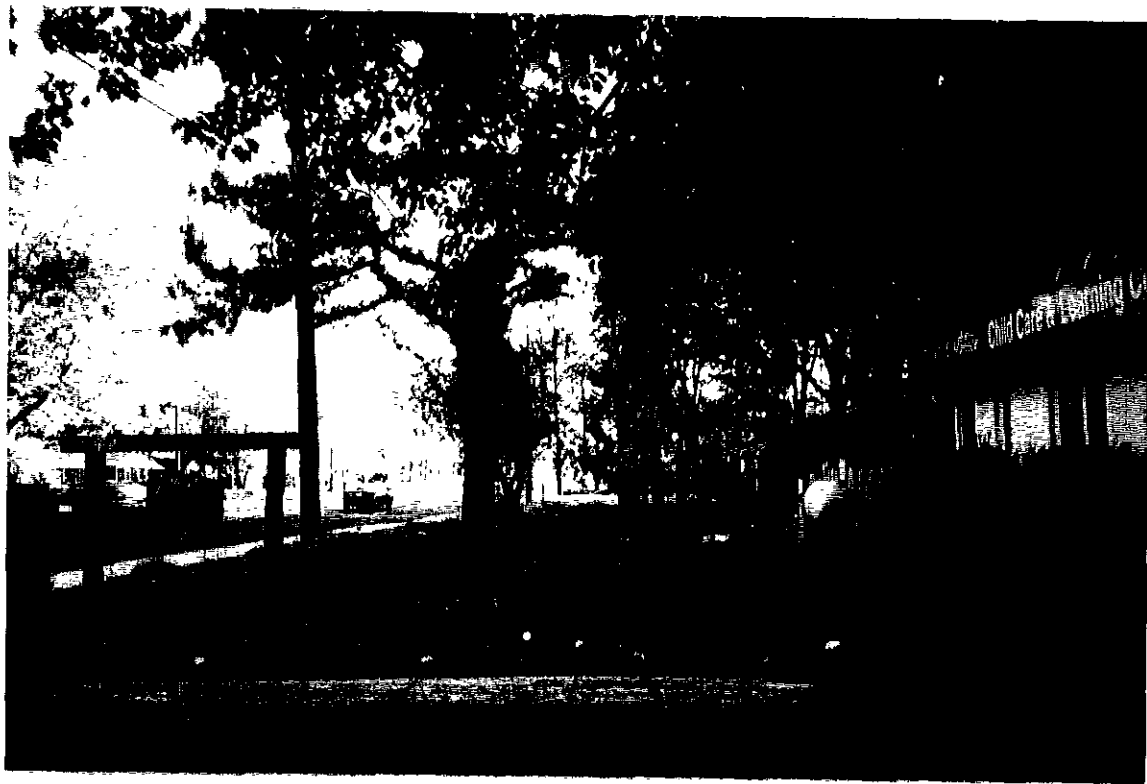
Pet 3A



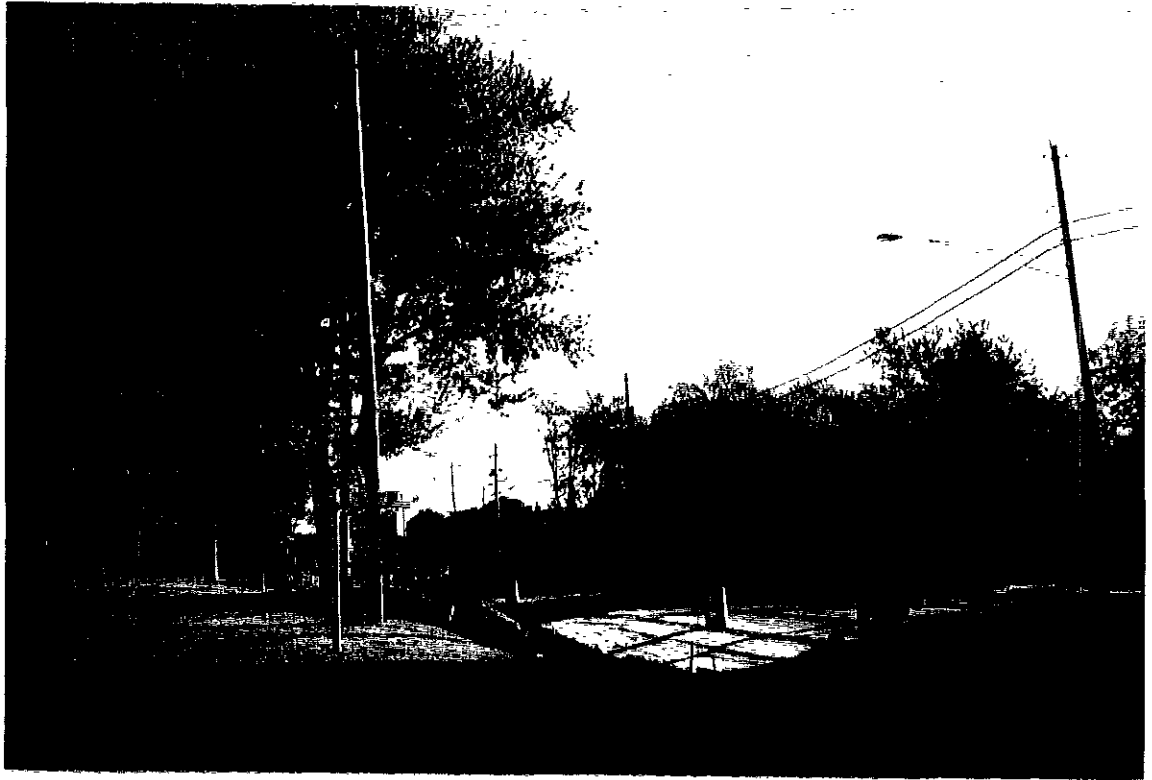
Pet 3B









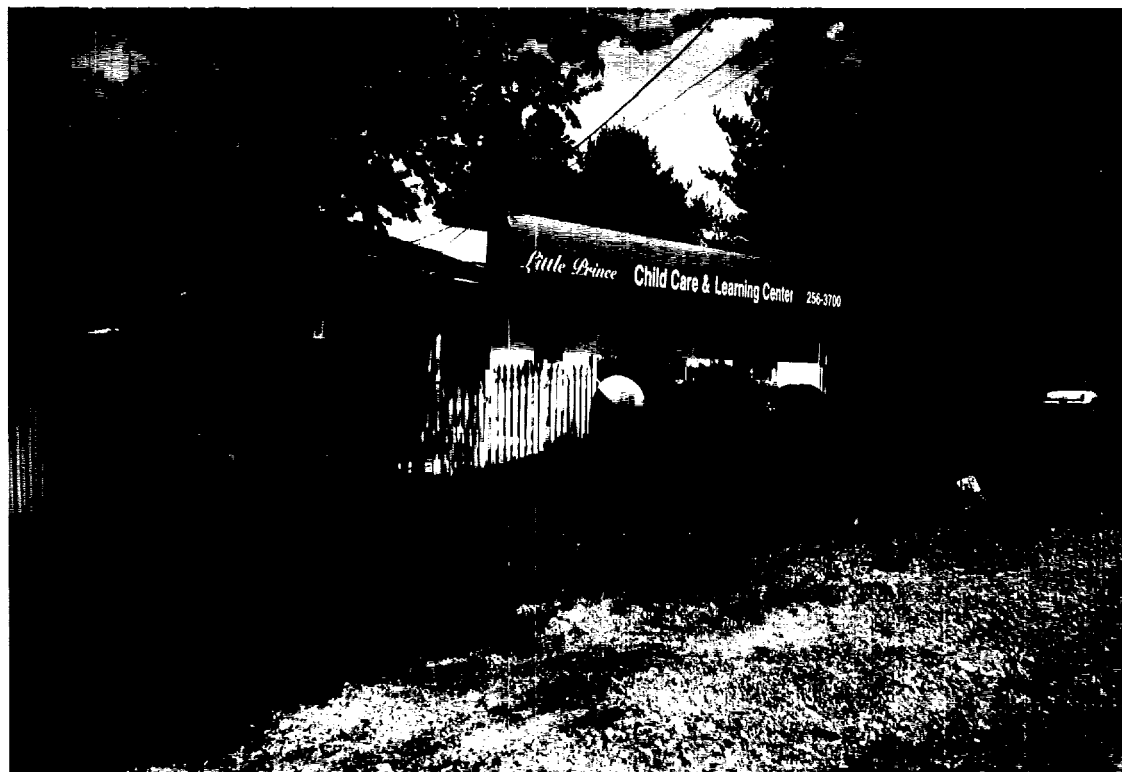
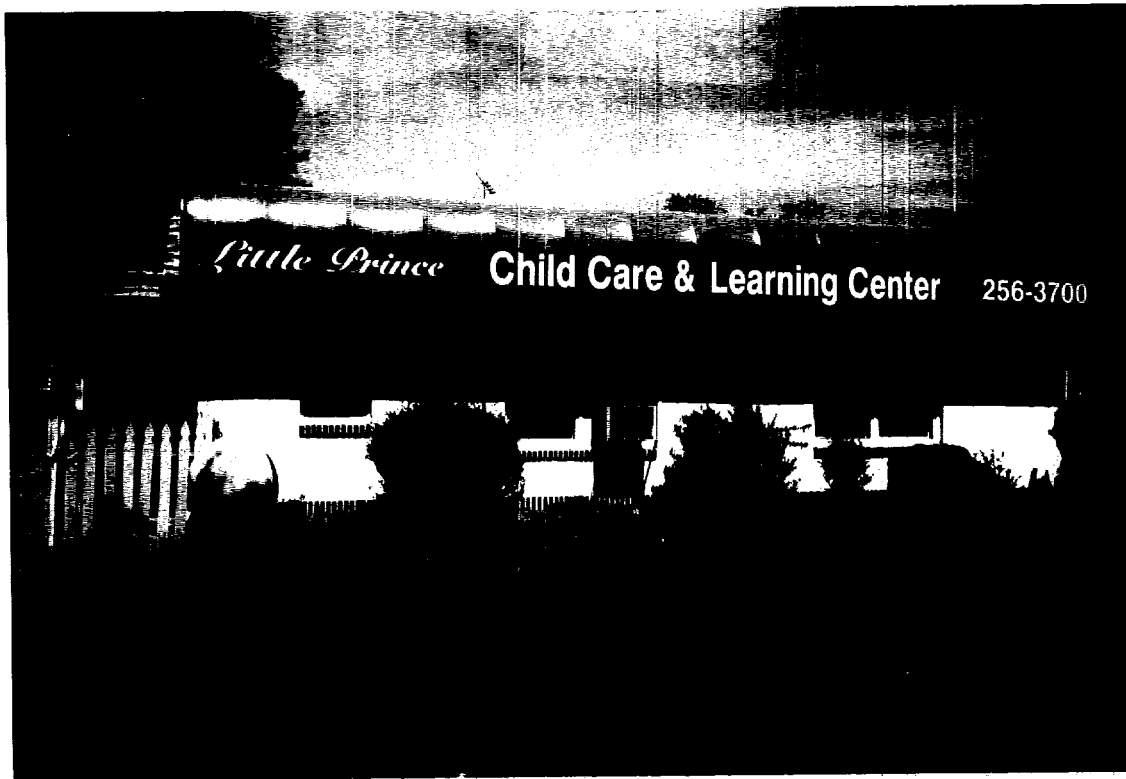




We, the undersigned residents of Perry Hall, are opposed to the 124 square foot neon sign posted at the Little Prince Day Care at 9412 Belair Rd. We feel it has a significantly detrimental effect on both the appearance and value of our community.

NAME ADDRESS PHONE SIGNATURE

NAME	ADDRESS	PHONE	SIGNATURE
James C. Sorrow	9402 Pinedale Circle		James C. Sorrow
Naomi C. Sorrow	"		Naomi C. Sorrow
Richard Andrews	9404 Pinedale Cir		Richard Andrews
Thelma Rappold	9410 Pinedale Cir		Thelma Rappold
Louie Murre	9412 Dana Vista Rd.		
Louie Murre	- light from the play case shines in my dining room		
Rebecca Ferrara	- light shines in my ^{bedroom} bedroom		
Doris Harmon	9410 Dana Vista Rd	21236-1719	
Herman J. Treffinger	9413 Dana Vista Rd	21236-1719	
Margaret Treffinger	9413 Dana Vista Rd	21236-1719	✓
Richard C. Danner	4214 Darnall Rd	21236	
Thomas L. Patzwalle	4213 Darnall Rd.	21236	
William D. Elloff	4211 Darnall Rd.	21236	
Ray J. Bell	4014 Pinedale Dr.	21236	
Robert Joehlen	4014 Pinedale Dr	21236	
Colyn Wern	4011 Pinedale Drive	21236	
Dorothy J. Berad	4009 Pinedale Drive	21236	
Winfred Hill	4006 Pinedale Dr	21236	
Carl Lee Chiff	9406 Dawn Dr	21236	
Barbara Ritter	9401 Dawn Dr.	21236	
Luciana Kuch	9407 Dawn Dr.	21236	
John L. Kuehler	9415 Dawn Dr.	21236	



SILVERWOOD

DE 390

३२५

11-11-11

BELAIR

PINE

DAWN

D.R. 3.5

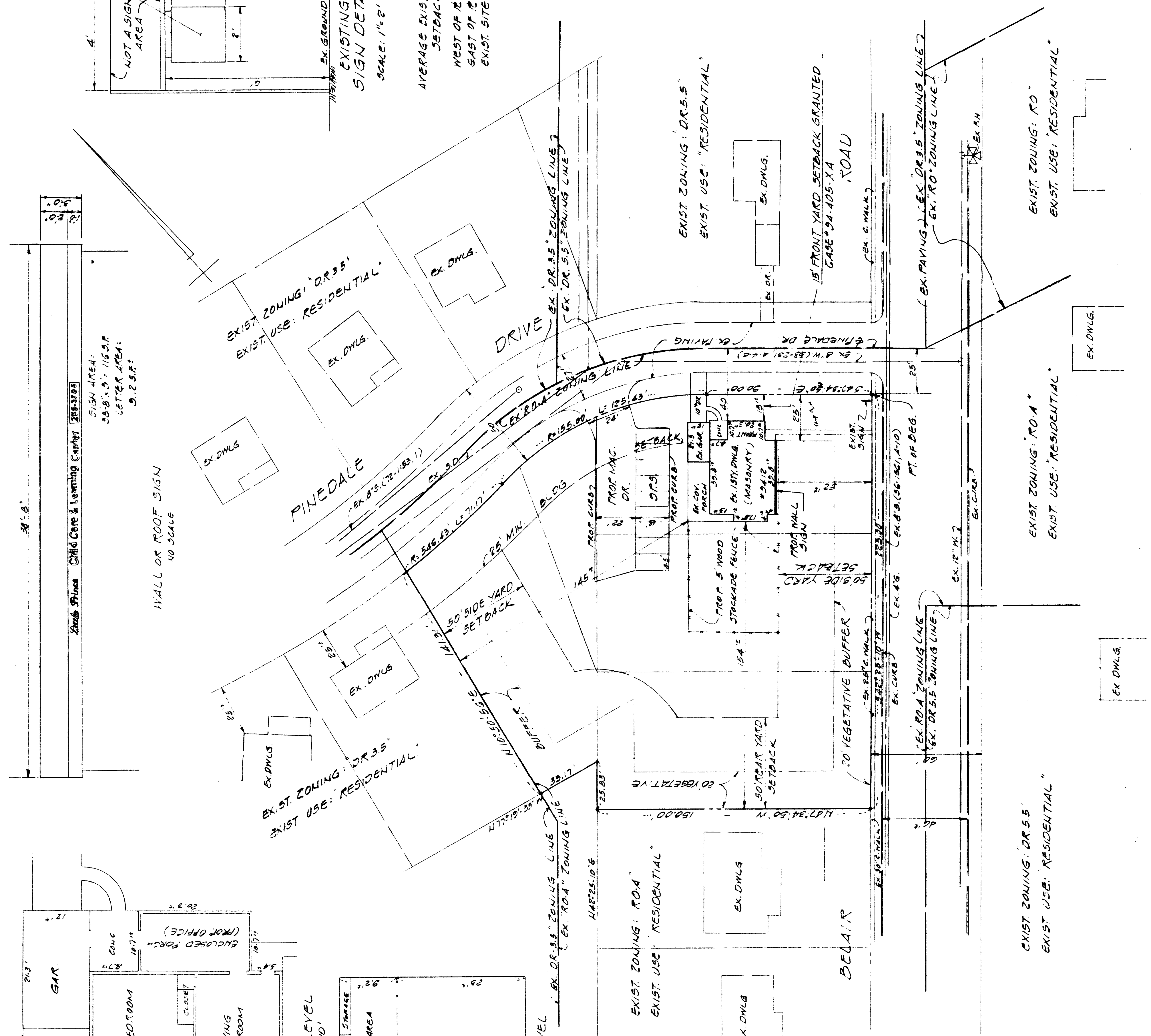
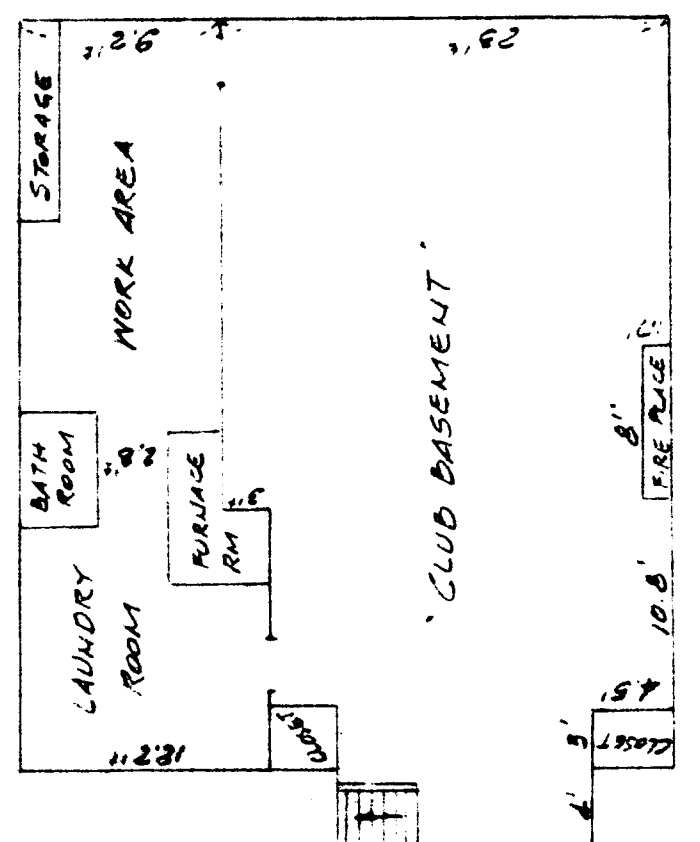
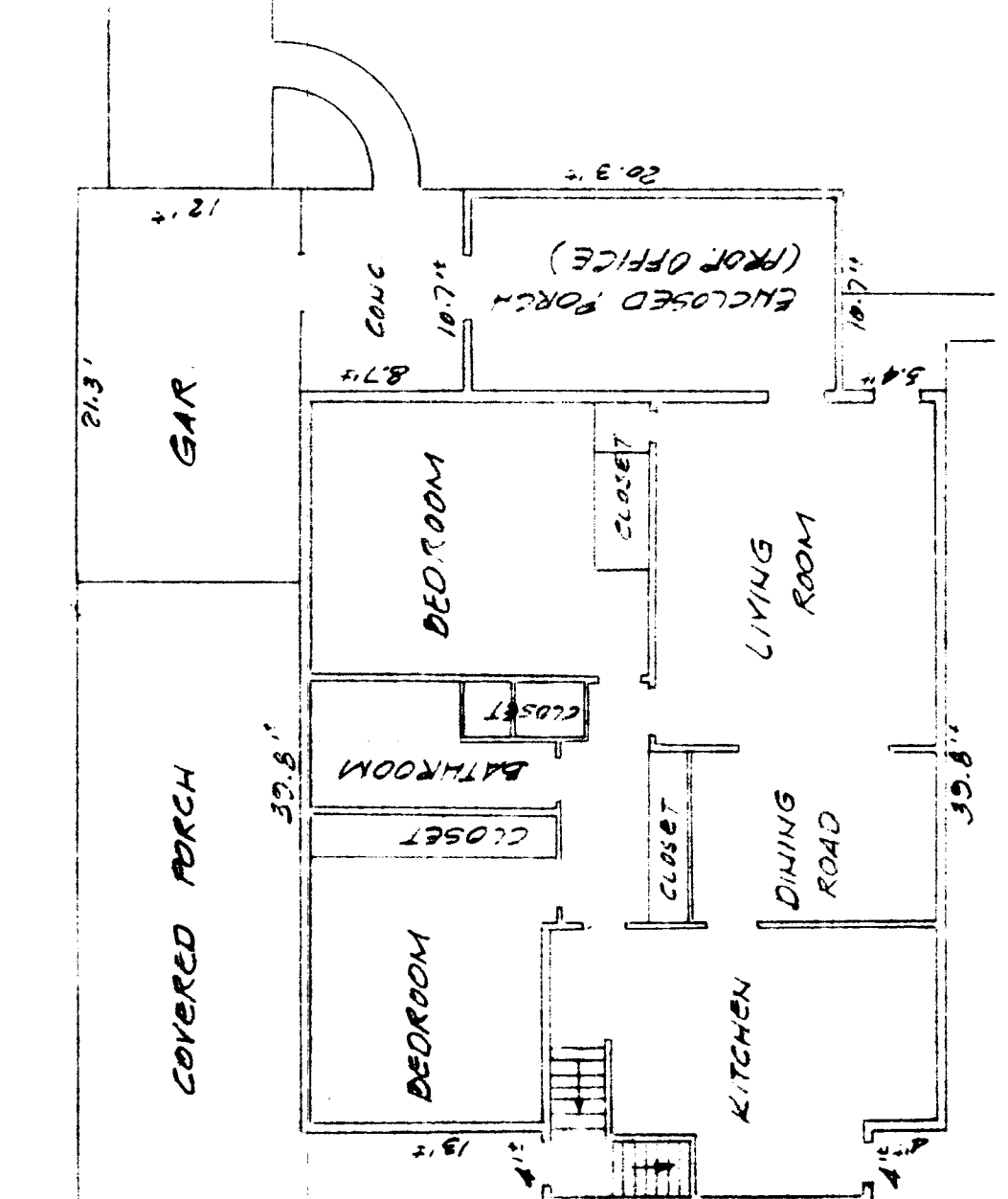
PINEDALE
COURT

E 40,50
DR.

D.R.5.5

PARNA
ROA

~~"SITE"~~

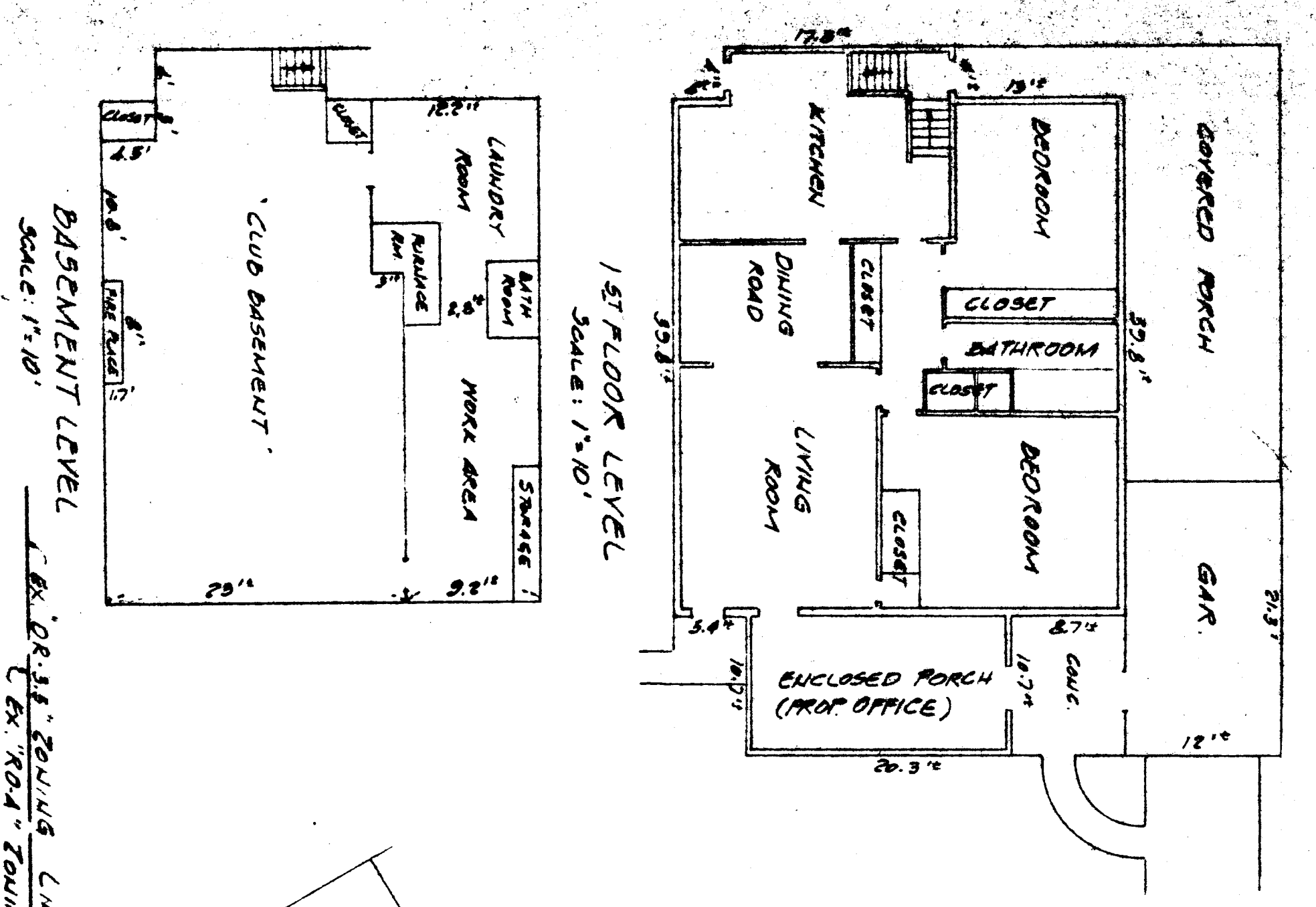


1. AREA OF PROPERTY = 1.03 A.² (GROSS = 1.37 A.²)
2. EXISTING ZONING OF PROPERTY = "RCA" N/SPECIAL EXCEPTION
3. EXISTING USE OF PROPERTY = "CLASS B" GROUP CHILD CARE CENTER
4. PROPOSED ZONING OF PROPERTY = "RCA" N/SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY = "CLASS B" GROUP CHILD CARE CENTER
6. ZONING HISTORY: CASE "94-405-X4" SPECIAL EXCEPTION FOR CLASS "B" GROUP CHILD CARE CENTER WITH VARIANCES FOR FRONT YARD SETBACK AND RTA STANDARDS MODIFICATION - GRANTED.
7. A. NUMBER OF EMPLOYEES = 7
B. NUMBER OF CHILDREN TO BE ENROLLED = 20 MAX.
C. HOURS OF OPERATION = MON. THRU FRI. : 6 AM. TO 7 PM.
D. PROPOSED A.D.T. RATIO SPEC. 7/1000 = 174
8. REQUIRED OFF-STREET PARKING:
A. NUMBER OF EMPLOYEES (12% EMPLOYEE) = 7
B. OFFICE: 210 S.F. @ 3.3/1000 = .072
C. TOTAL PARKING SPACES REQUIRED = 772 ± 8
D. TOTAL PARKING SPACES SHOWN = 10 (NEEDED)
9. PETITIONER REQUESTING A VARIANCE TO SECT. 464.6.4.E OF THE ACZ TO RELOCATE TOTAL SIGN AREA (EX. SIGNATURE & PROPOSED WALL SIGN OF 165 S.F.) OF 184 S.F. TO THE PERMITTED 5 S.F. (A VARIANCE OF 160 S.F.)
10. THERE ARE NO OTHER CHILD CARE USES ADJACENT TO THIS PROPERTY.
11. EXISTING 1 STY. BUILDING
A. 187 S.F. (1275 S.F.) TO BE USED AS CLASS ROOM AREA
B. BASEMENT TO BE USED FOR STORAGE

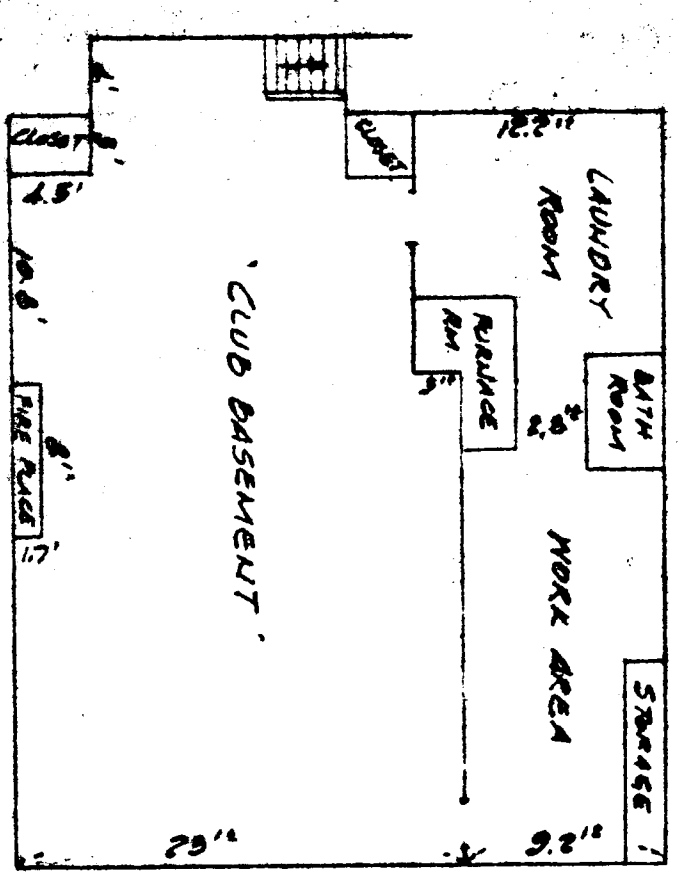
* 2412 BELAIR ROAD
ELECT. DIST. 11 BALTIMORE COUNTY, MD.
SCALE: 1" = 30' APRIL 6, 1997

97-448-A

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204



BASEMENT LEVEL
SCALE: 1"=10'



EXIST ZONING: DR 5.5
EXIST USE: RESIDENTIAL

EXIST ZONING: NO.4
EXIST USE: RESIDENTIAL

EXIST ZONING: NO.4
EXIST USE: RESIDENTIAL

RESTRICTIONS CASE #94-405-X4
1. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.
2. THE PROPOSED SIGN SHALL BE ILLUMINATED DOUBLE Faced Sign 436/PLCS (TOTAL 864").
3. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.
4. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.
5. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.
6. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.
7. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.
8. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.
9. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.
10. THE PROPOSED SIGN SHALL BE PLACED IN THE FRONT YARD SETBACK.

PLAT TO ACCOMPANY PETITION FOR

SIGN VARIANCE

9412 BELAIR ROAD

ELECT DIST II BALTIMORE COUNTY, MD
SCALE: 1"=50' APRIL 6, 1997

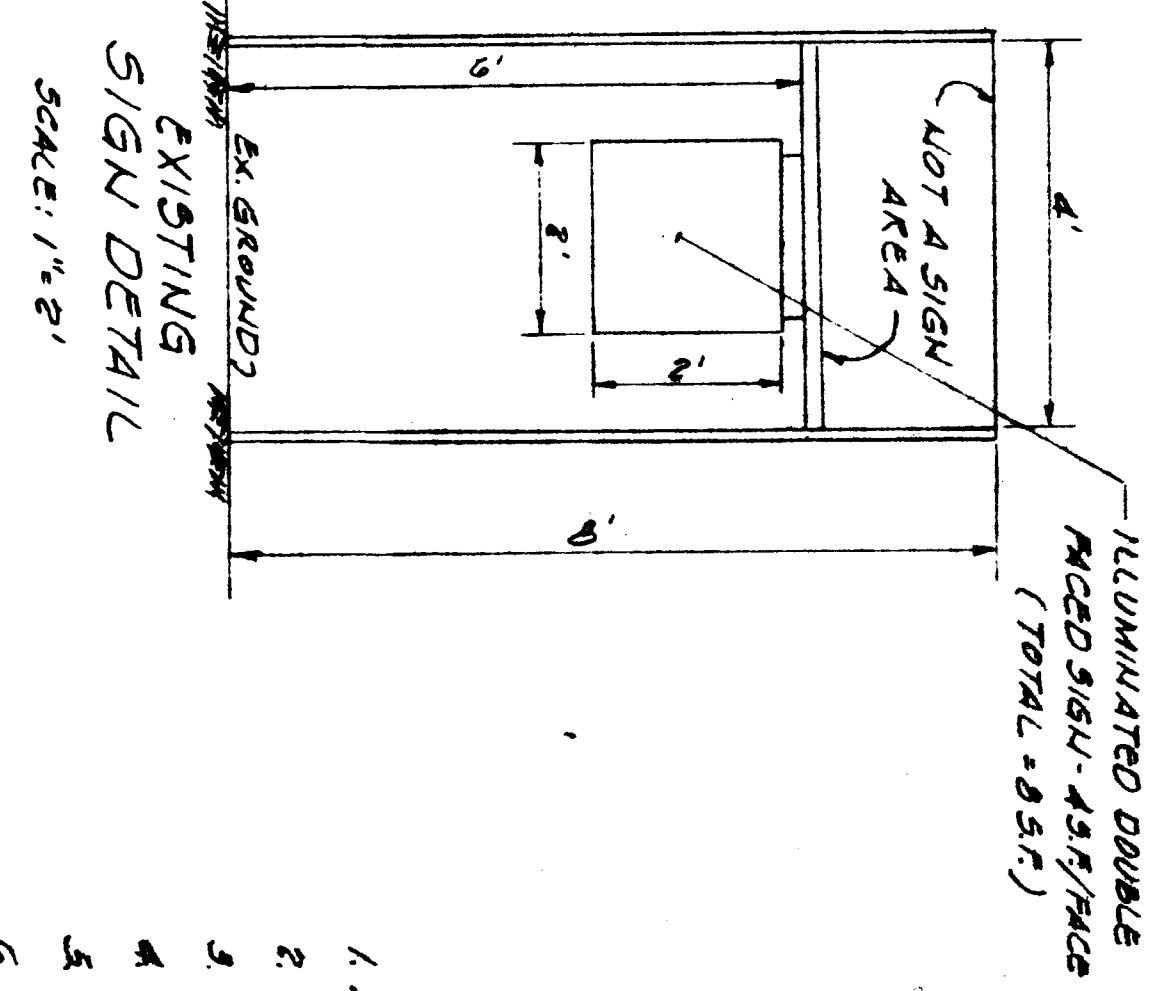
PETITIONER'S

448

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204



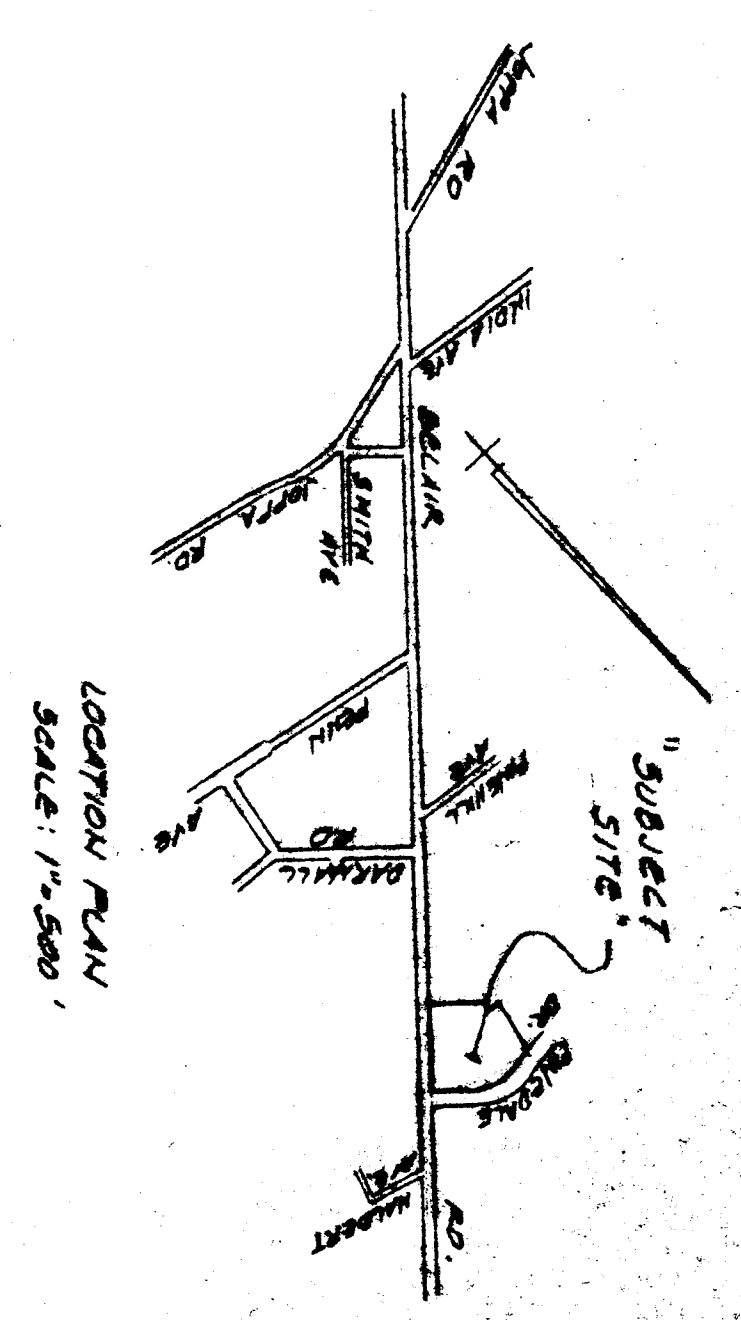
97-448-A

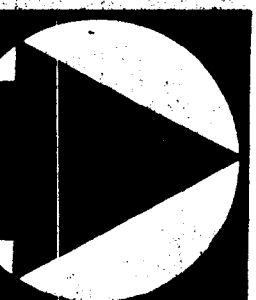


AVERAGE EXIST FRONT YARD SETBACKS
WEST OF R. = 25'
EAST OF R. = 25 MIN.
EXIST SITE = 15'

GENERAL NOTES:

1. AREA OF PROPERTY - 1.03 AC (6903.137 sq. ft.)
2. EXISTING ZONING OF PROPERTY - "NO.4" N/SPECIAL EXCEPTION
3. EXISTING USE OF PROPERTY - "CLASS B" GROUP CHILD CARE CENTER
4. PROPOSED ZONING OF PROPERTY - "NO.4" N/SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY - "CLASS B" GROUP CHILD CARE CENTER
6. ZONING HISTORY: CASE #94-405-X4
SPECIAL EXCEPTION FOR CLASS B GROUP CHILD CARE CENTER WITH VARIANCES FOR FRONT YARD SETBACK AND RTA STANDARDS MODIFICATION GRANTED 6-18-94.
7. A NUMBER OF EMPLOYEES (125/1000) - 7
8. A NUMBER OF CHILDREN TO BE CARED - 60 MAX.
9. HOURS OF OPERATION - MON. THRU FRI. - 6 AM. TO 7 PM.
10. PROPOSED LOT 2531.65 AC (171000) - 174
11. REQUIRED OFF-STREET PARKING: 7
12. A NUMBER OF EMPLOYEES (125/1000) - 7
13. B. OFFICE: 205 S.F. @ 3.5/1000 - 5.72
14. C. TOTAL PARKING SPACES REQUIRED - 272 - 8
15. D. TOTAL PARKING SPACES SHOWN - 10 (LINE SHOWN)
16. PETITIONER REQUESTING A VARIANCE TO SECT. 484.6.42 OF THE BECR TO PERMIT A TOTAL SIGN AREA (EX. 344.87 S.F.) PROPOSED WALL SIGN OF 116.57 S.F. LIES OF THE PERMITTED 8 S.F. (A VARIANCE OF 116.57 S.F.)
17. THERE ARE NO OTHER CHILD CARE USES ADJACENT TO THIS PROPERTY.
18. MAX. INTERIOR SURFACE PERMITTED (89% OF 10944) - 14,073 S.F. EXIST. 9,873 S.F.
19. EXISTING 1 STY BUILDING
20. A. 1 S.F. (1673.5 S.F.) TO BE USED AS CLASSROOM AREA
21. B. BASEMENT TO BE USED FOR STORAGE.





SCALE 1"=1000'
0 1/4 1/2 3/4 1
MILES
0 1000 2000 3000 4000 5000 FEET

INDEX
1 2 3 4 5 6 7 8 9 10 11 12 13
A B C D E F G H I J K

BALTIMORE COUNTY OFFICE

OVERLEA

4C

